

North Cornwall Township  
Board of Supervisor's Meeting  
September 19, 2023

**Call to Order:**

The September 19, 2023, meeting of the North Cornwall Township Board of Supervisors was called to order by Mike Wahmann at 6:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Township Supervisors Mike Wahmann, Chairman; Ronald Sell, Treasurer; Justin Thompson, Public Works Director; Tom Long, Sr., Township Manager; Steve Sherk, Steckbeck Engineering and Surveying, Inc.; Amy Leonard, Henry and Beaver Law Firm; and Police Chief Harry Ward of NCTPD. Absent was Samuel Abram, Vice-Chairman.

Others in attendance are listed on the sign-in sheet.

**Executive Sessions since last meeting:** None.

**Public Comment:** None.

**PUBLIC SAFETY**

**Fire Department / Emergency Services:**

Discussion-Neversink Fire Co. Monthly Reports. Josh Shank provided the Board with the Monthly Activity Report for August and the Chief Engineer's Report. Chris Lux reported the monthly income and expenses for the fire company.

Discussion/Action- Fire Box Card Updates- Mr. Wahmann made a motion to approve fire box cards as submitted by the Neversink Fire Company. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action-DCED Letter of Intent, Regional Fire Department Study- The Letter of Intent requests assistance on the creation of a regional fire department. Mr. Sell made a motion to approve the DCED Letter of Intent. Mr. Wahmann seconded the motion. All voted in favor.

**Police Department:**

Discussion / Action- Police Chief Ward presented the August report to the Board. There were 668 calls of service for the Police Department in August. Mr. Wahmann inquired about the new patrol car. Chief Ward said there are some items on backorder.

**Zoning / Code / Planning Commission Report:**

Discussion / Action- The next Planning Commission meeting will be September 27, 2023.

Mr. Thompson informed the Board that at the Zoning Board Hearing held on September 13, 2023, Keystone Releaf received approval to use 1600 Cumberland Street as a medical marijuana dispensary through special exception.

**PLANNING – ENGINEERING**

**Planning - Presentation Request:** None.

**Township Engineer Report**

Discussion/Action-Greystone Crossing Phase 1, Letter of Credit Reduction #5-Mr. Sell made a motion to approve the Greystone Crossing Phase 1, Letter of Credit Reduction #5 in the amount of \$24,126.00 leaving a balance of \$0.00. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action-Greystone Crossing Phase 3, Letter of Credit Reduction #4- Mr. Wahmann made a motion to approve the Greystone Crossing Phase 3, Letter of Credit Reduction #4 in the amount of \$110,196.39 leaving a balance of \$0.00. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action-Greystone Crossing Phase 4, Letter of Credit Reduction #2- Mr. Sell made a motion to approve the Greystone Crossing Phase 4, Letter of Credit Reduction #2 in the amount of \$130,073.90 leaving a balance of \$0.00. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action-Greystone Crossing Phase 5, Letter of Credit Reduction #2- Mr. Wahmann made a motion to approve the Greystone Crossing Phase 5, Letter of Credit Reduction #2 in the amount of \$149,361.30 leaving a balance of \$0.00. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action-2075 Quentin Road, Land Development Plan- Time Extension Letter- Mr. Wahmann made a motion to approve the time extension request of 120 days for the review of the Final Land Development Plan for 2075 Quentin Road. Mr. Sell seconded the motion. All voted in favor.

Discussion- Mr. Sherk informed the Board that Lobar, Inc. is moving through the bridge repairs in the Township.

## **PUBLIC WORKS**

### **Park & Recreation**

Discussion/Action – Letter of Interest- Vacant Recreation Board Position-The Board received a letter of interest for a vacant position. The Board would like time for vetting and has taken this Letter of Interest under advisement.

### **Buildings / Highway / Recycling**

Discussion/Action- 2023-2024 Snow Plowing Contracts- Mr. Thompson presented the Board with the annual contracts for the Township's subcontracted snow plowing areas. Mr. Sell made a motion to approve 2023-2024 snow removal rates for Woodland Contractors at \$125.00/hr., Precision Lawn Care's rates for \$132.00/hr., and Collins Trucking's rates for \$125.00/hr. Mr. Wahmann seconded the motion. All voted in favor.

### **Sanitary Sewer / MS4 Stormwater**

Discussion - Lebanon County Stormwater Consortium- Meeting Packet- Mr. Long presented the Consortium's meeting packet from the September 19, 2023, meeting to the Board for their review.

Discussion/Action- SQ1 Project-Vegetation Management Contract- Mr. Sherk reviewed with the Board a proposal submitted by LandStudies, Inc. for vegetation management in the SQ1 area. The proposal includes identification and treatment of undesired and invasive species in the floodplain and slopes for the remainder of 2023 and 2024. The Lebanon County Stormwater Consortium will reimburse the Township. Mr. Wahmann motioned to approve the maintenance proposal from LandStudies, Inc. in the amount of \$14,800.00 for SQ1. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action- SQ1 Project-Flyway Excavating Pay Request #3- Mr. Sell motioned to approve Flyway Excavating Pay Request #3 in the amount of \$178,653.06. Mr. Wahmann seconded the motion. All voted in favor.

## **ADMINISTRATION**

### **Approval of Minutes**

Discussion / Action- September 5, 2023, Meeting Minutes- Mr. Sell motioned to approve the September 5, 2023, meeting minutes as written. Mr. Wahmann seconded the motion. All voted in favor.

**Manager’s Report**

Administrative - Misc. Correspondence, Items to Report:

Discussion – CLSD Comprehensive Plan – DCED Grant Award – Mr. Thompson informed the Board that Gannett Fleming submitted a grant application on behalf of participating municipalities for the CLSD Comprehensive Plan. \$30,000.00 was requested and awarded.

Discussion- General Fund Budget Draft #1- Mr. Thompson presented a detailed overview of the income portion of the 2024 general fund budget.

**BUSINESS/REPORTS**

**New Business**

Discussion / Action- Any misc. items to report – 2024 MMO Pension Plan Contributions- Mr. Sell made a motion to approve the 2024 municipal obligation of \$168,862.00 for uniformed employees and \$58,183.71 for nonuniformed employees. Mr. Wahmann seconded the motion. All voted in favor.

**Old Business**

Discussion / Action- Any misc. items to report - None.

**Solicitor’s Report**

Discussion / Action- Any misc. items to report – Ms. Leonard updated the Board on the status of Chick-Fil-A. There is no bonding yet in place for the approved cost estimate and some agreements still need signatures. The landowner of the leased property must also sign off on an agreement.

Discussions are still ongoing with Verizon representatives. Ms. Leonard is waiting for a reply from Verizon’s attorney regarding the lease agreement.

Ms. Leonard inquired about the dedication of some sewers in the Greystone Crossing development. Mr. Thompson stated there is one area of the development that Landmark needs to address before the Township takes dedication.

**Supervisor’s Report-** None

**Public Comment:** None

**Adjournment:** Mr. Sell motioned to adjourn the meeting at 6:46 pm. Mr. Wahmann seconded the motion. All were in favor.

Respectfully Submitted,  
Thomas J. Long, Sr.  
Township Manager  
TJL/su